



**Boston Connects, Incorporated**  
**Boston Empowerment Zone**  
2201 Washington Street

**Board Minutes**  
February 24, 2004

**Members Present:** George Greenidge-*President*, Robert Kinney-*Vice President*, Mike Foley-*Treasurer*, Joelee Baker-Bey, Michael Glavin, Elizabeth Miranda, Charlotte Golar Richie, Frederick Umeh, Juanita Wade, Roberta Williams.

**Members Absent:** Gloria Coney, Judy Flashner, Ralph Cooper, Betty Green, Mark Maloney, Lila Reid, and Jayne Talbot.

**BCI Staff:** Christine Araujo, Inez Foster, Sherry O'Brien

**EDIC Staff:** Ken Barnes and Michelle Trousil

**Guests:** Keith Hunt, Department of Neighborhood Services

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Meeting called to order at 6:30 p.m.

Welcome and Introductions were made.

**1. APPROVAL OF MINUTES**

**Motion:** To accept the minutes of January 27, 2004 Business Meeting

By: Mr. Foley      Second: Mr. Umeh

Recused: 0      Abstained: 0      Opposed: 0

**Motion:** Carried

**2. PRESIDENT'S REPORT**

Mr. Greenidge discussed the "Visioning Meeting" that took place on February 21, 2004 and distributed the agenda and outcomes. He was heartened and encouraged with the response and thanked members who attended. He asked board members to think about what they want BCI to be in the future. Members felt that these kinds of meetings should happen quarterly not just once. He asked members to review the proposed action steps and requested a BCI Vision Task Force ad-hoc committee be formed that will meet thrice over the next three months to develop an action plan for the future of BCI that board members will vote on in April/ May. This Vision Plan/Report will examine what role BCI can play in the future of Boston communities as well as new opportunities for the organization.

**Motion:** To form a Vision Plan Ad-Hoc committee to develop a plan for the Board to vote on.

By: Mr. Kinney      Second: Mr. Foley

Recused: 0      Abstained: 0      Opposed: 0

**Motion :** Carried

In response to the subject of cab vouchers for those members who cannot make the board meetings due to lack of transportation, Mr. Greenidge explained that it would be discussed at a future Executive Committee meeting. Mr. Greenidge announced that two board members recently resigned: Mr. Yee and Mr. Wagner. He asked Ms. Wade if any decisions had made at the Mayors Office on filling the 5 appointed vacant seats. Ms. Wade explained that the Mayor is aware of the vacancy's and has some candidates in mind and she will bring those names to the Board when they are approved.



Thomas M. Menino, Mayor  
City of Boston

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Ms. Hilferty was invited to the Board meeting to discuss the work done together with Ms. Wade and Senator Wilkerson on the Conflict of Interest statement. They agree that the statement is consistent with HUD funding and the Board By-Laws. Ms. Araujo said that she had not heard back from BRA legal counsel but once she did it would be circulated to the Executive Committee and then presented for a vote.

**3. EXECUTIVE DIRECTOR'S REPORT**

Ms. Araujo announced that two Tax Incentive workshops are being planned for March 24th, an a.m. and a p.m. session. Locations TBA. A CORI workshop is also being planned for March targeted to Human Resource staff that will educate them on what a CORI is and discuss the fact that having a CORI does not have to prevent an individual from being hired. Ms. Araujo discussed that while the rent at 2201 Washington Street office remains the same, an annual operating fee of \$10,000 has been imposed to tenants. She is in communication with other tenants about the reasonableness of this fee and has not paid for January or February. She reminded members that the Budget Committee will meet on February 26, 2004.

**4. PROCUREMENTS**

Ms. Araujo presented the procurement for the Microloan and Technical Assistance program that was tabled at the January Board meeting. In response to the questions raised at the meeting, Dorchester Bay Economic Development Corporation (DBEDC) was invited to meet with the Economic Development Committee on February 9, 2004. Several Board members attended this information session. Mr. Galvin reported that the meeting was productive and informative. Staff from DBEDC were asked very specific questions about service delivery and more specifically were told of the Board's concerns. After a lengthy discussion those attending felt that their questions had been answered adequately. Mr. Galvin, and those board members in attendance, recommended that the Board proceed with the vote

**Motion:** This vote authorizes the Executive Director, on behalf of BCI, to enter into a three year contract, subject to renewal, with the following organizations to provide Micro-loans and Technical Assistance to approximately 135 business:  
Dorchester Bay Economic Development Corporation \$100,000.00  
**By:** Ms. Miranda **Second:** Ms. Wade  
**Recused:** 0 **Abstained:** 0 **Opposed:** 0  
**Motion:** Carried

Ms. Araujo presented the procurement for the Case Management to support the reintegration of Ex-Offenders. The Ex-Offender Initiative was created to develop strategies to address the obstacles faced by ex-offenders who need housing, employment, education and a myriad of social services in order to enhance their re-entry and social adjustment.

**Motion:** This vote authorizes the Executive Director, on behalf of BCI, to enter into contracts with the following organizations to provide outreach, intake, assessments, case management, resource referrals as needed, and to provide job placements to approximately 30 Zone residents over two years:  
Boston Ten Point Coalition \$50,000.  
Friends of Shattuck Shelter \$50,000.  
South End Neighborhood Action Program \$50,000.  
Total \$150,000.  
**By:** Ms. Wade **Second:** Mr. Umeh  
**Recused:** 0 **Abstained:** 0 **Opposed:** 0  
**Motion:** Carried



## 5. COMMITTEE REPORTS

### Economic Development

Mr. Glavin mentioned how productive the Economic Development Committee meeting of February 9<sup>th</sup>, 2004 was. The BRA staff, led by Mr. Maloney updated the committee on their efforts to promote the Boston Marine Industrial Park and Boston as a prime location for Virgin Airlines to establish their domestic airline; and the Roxbury Master Plan. In addition there was some very preliminary conversations on some larger parcels in the City which could be possible candidates as Developable sites. As mentioned previously DBEDC met with the Committee as did Mr. Tucker, the General Manager for Crosstown.

Mr. Galvin also mentioned that the Committee had met with the project proponents for Palmer Street and Blue Hill Commons. Both projects had previously been approved, but timelines had elapsed. The Committee is requesting that the designation be extended until July 2004.

Based on the discussions the Committee is recommending the following:

**Motion:** To approve an Empowerment Zone tax exempt facility bond in an amount not to exceed **\$1,492,000** to RJRB Corporation for the construction of 12,000 square feet of office/retail space at "Blue Hill Commons" located at 107 Blue Hill Avenue, Roxbury.

This approval is valid through July 31<sup>st</sup>, 2004 subject to the submission of quarterly progress reports by RJRB Corporation.

This vote may be rescinded by a vote of the Board should the applicant fail to demonstrate progress in accordance with the development schedule.

By:	Mr. Baker-Bey	Second:	Mr. Foley
Recused:	0	Abstained:	0
<b>Motion:</b>	Carried	Opposed:	0

The New Palmer Street Realty Trust Limited Partnership (NPSRT) project has made significant progress. However, the major tenant, YUM has put their expansion plans on hold so the applicant has contracted with Hunneman for the leasing. New Covenant will hold onto the Master lease. Brief discussion occurred on the verbal commitment made by the applicant to promote the hiring of ex-offenders.

**Motion:** To approve \$1,800,000 in Empowerment Zone 108/EDI funds to New Palmer Street Realty Trust Limited Partnership (NPSRT) for the construction of 32,193 square feet of retail/office space at 2-19A Palmer Street, Roxbury.

This approval is valid through July 31<sup>st</sup>, 2004 subject to the submission of quarterly progress reports by NPSRT and a return to a joint meeting of the Economic Development Committee and the Ex-Offender Ad Hoc Committee.

This vote may be rescinded by a vote of the Board should the applicant fail to demonstrate progress in accordance with the development schedule.

By:	Mr. Umeh	Second:	Mr. Baker-Bey
Recused:	0	Abstained:	0
<b>Motion:</b>	Carried	Opposed:	0

## 6. OTHER BUSINESS:

Mr Geenidge announced that the next meeting will be held on Thursday April 1, 2004. He asked the Board to vote on this change.

**Motion:** To hold the March meeting on Thursday April 1, 2004 at 6:00 p.m.

By:	Mr. Foley	Second:	Mr. Baker-Bey
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Recused: 0

Abstained: 0

Opposed: 0

**Motion:** Carried

Mr. Greenidge closed the meeting by asking Board Members to participate in a plus/delta exercise where Board members identify what they liked about the meeting and what they would like to change. Results are as follows

**Positive**

Votes got done

Good research

**Change**

Barely made quorum

End meeting at 8:00pm

Meeting Adjourned : 8:15 p.m.

A true record attest:

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Gloria Coney, Clerk

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Date



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City of Boston

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